

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on May 15, 2008 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall

PRESENT: P. Farris, T. Bandyke, L. Saunders, L. Belkin, M. Lore, T. Rockwood

ABSENT: C. Shore

VISITORS: Michael Smith, Donald Combs, Maxine and Clive Powell, Ron Mislowsky, R. Statkiewicz, E. Akkerdaas, Alex Bridges (NV Daily) and Sandra Bosley (PHW),

MINUTES: The Minutes of April 17, 2008 were reviewed. Mr. Lore, seconded by Mr. Belkin motioned for approval of the minutes as presented. Motion carried 5-1 (Rockwood abstained).

Mr. Belkin suggested moving BAR cases 08-30; 08-34; 08-36; 08-37 & 08-38 to the Consent Agenda. This was agreeable to all members.

CONSENT AGENDA

BAR-08-30 Request of Dale Massey to install a bracketed hanging sign at 125 E. Piccadilly St.

BAR-08-34 Request of David & Catherine Logan to paint their home at 424 Fairmont Ave.

BAR-08-36 Request of Harry & Debbie Smith to remove stucco to expose original wood siding at 106 N. Washington St.

BAR-08-37 Request of Maxine Powell to install a projecting sign at 130 N Loudoun St.

BAR-08-38 Request of Boford Properties to paint and install new gutters at 406 S. Kent St.

Mr. Belkin, seconded by Mr. Bandyke motioned to grant a Certificate of Appropriateness to all items on the Consent Agenda.

Motion carried unanimously 6-0.

NEW BUSINESS

BAR-08-32 Request of Braddock Street Methodist Church to install Bollard lighting by the sidewalk at 115 Wolfe St.

Mr. Belkin suggested that instead of the Bollard lighting, the church should consider pole lighting. While the Bollard lights are in keeping with the style of the church, Mr. Belkin felt that they do not fit in with downtown.

Mr. Rockwood stated that he doesn't have the same issues. His concerns were with the lights going behind the retaining wall and the fact that the land slopes downward. The lights would have to be placed on concrete columns in order to have them above the retaining wall.

Mr. Belkin reiterated that the pole lights would relieve this problem and help to cut costs.

Donald Combs, representing the applicant, stated that they would prefer the Bollard lights because that is what they currently have. He suggested that as long as they could afford it they would order extensions to the Bollard lights what would allow for the height difference.

Mr. Farris, seconded by Mr. Lore motioned to grant a Certificate of Appropriateness for BAR-08-32 with the condition that all the material will be consistent to the ground and all lights will run level with the retaining wall.

Mr. Belkin explained that he opposed because he felt that the style isn't right for the street.

Motion carried 5-1. (Belkin opposed)

BAR-08-33 Request of Fabulous Finds to paint the store front at 48 S. Loudoun St.

Mr. Belkin suggested that the top-most band above the door be painted the same color all the way across the building not just to the end of the store front. This may require asking the office next door if its ok but he felt it would be best for the building.

Mr. Akkerdaas representing the store stated that he would ask them but asked the Board what would happen if they said no.

Mr. Belkin explained that it would have to be left as is.

Mr. Bandyke asked if he planned to paint the aluminum door as well. It would have to be prepped or else the paint would peel right off.

Mr. Akkerdaas explained that he has hired professional painters and felt they would know what is required.

Mr. Belkin, seconded by Mr. Lore motioned to grant a Certificate of Appropriateness to BAR 08-33 on the condition that the top most band be painted all the way across to the end of the building or not at all.

Motion carried unanimously.

OLD BUSINESS

BAR-08-12 Request of Ron Mislowsky for a conceptual approval of a new building design for the proposed Walgreens at 326 Amherst St.

Mr. Diem reminded the Board that the location is not in the core downtown area and that setbacks are looked at a little differently because of that. The proposed structure will not be any closer than the current Dellinger's office building.

Mr. Belkin asked if the new plans were different than what was previously presented.

Mr. Mislowsky explained that the building is a smaller scale and a grass strip has been added.

Mr. Diem presented a rendering of what the new proposed building would look like on the proposed lot.

Mr. Saunders showed a picture of a Walgreen's in Alexandria that was presented at the last meeting. He expressed his disapproval with the new rendering explaining that he thought it would look more like that one.

Mr. Belkin agreed with Mr. Saunders. He stated that the building should be more square, that the large window in the front is nothing like anything in the downtown area, the windows with the fake shutters look like they are just that, and the roof is flat. He suggested that the architect look at the buildings beyond the site and to pull what he sees from them and put it into this building.

Mr. Mislowsky explained that they can work with that information however having a portion of flat roof is necessary to hold the HVAC units and satellite dish. He asked if the Board approved of the awnings.

Mr. Saunders stated that he had no issues with them. He suggested that the design is still up in the air but the position of the building would have to be decided. He asked how everyone felt with the bump out.

Mr. Farris stated that he is in favor of the bump out because it helps to tie into the transition to residential.

Mr. Lore felt that the proposed position is appropriate.

Mr. Mislowsky stated that on the new plans there is a 15ft grass strip that runs along the apartment side, they are planning to install a board on board fence and some landscaping to buffer that. He asked if the Board sees any issues with that.

Mr. Saunders stated it's what you would have to do. He asked Mr. Mislowsky if what he received will help get him a little bit further.

Mr. Mislowsky thanked the Board for their time and stated that what information he received was very positive.

CORRESPONDENCE

Zoning Determination – Rouss Fire Company for removal and repair of weathervane.

Mr. Diem read a letter submitted by McKee & Butler representing Rouss Fire Company. They are requesting permission to remove the fireman weathervane that sits on top of the building for maintenance and casting which will take approx. 6-8 months.

Mr. Diem then read from the letter he prepared in response giving permission for the maintenance and casting. He explained to the members that the casting would allow it to be replaced if it was ever damaged.

He asked if there were any objections from the members and received none.

ADDITIONAL COMMENTS

There was some discussion between the members as to the proposed boundary increase that was included in their packets.

The Board welcomed the proposed increase and the proposed addition of the Winchester Coca-Cola plant to the National Register of Historic Places.

Meeting Adjourned 5:45 p.m.